

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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Covenant Amendment Steering Committee (CASC)

Minutes from the August 1, 2019 Meeting

In attendance: Sue Wallace – POA Compliance Coordinator/Secretary; Dom Eymere-POA Manager; Committee Members Matt Barker, Susan Duffy, Elise Meier, and Mark Ewing. No community members in attendance.

Motion carried to approve minutes from July 18, 2019 meeting.

Next meeting will be our regularly scheduled standing meeting on Thursday, September 5, 2019.

Following up on Beth Appleton’s suggestions, Sue discussed the need to develop a timeline for the CASC workplan. Matt suggested that we have a draft document ready to present to the community at the 2020 Annual Meeting in August. **Sue will propose a timeline and action item list to accomplish this work by August 2020, and will ask CASC to review and provide comment prior to the September meeting.**

Sue restated that what we want to end up with is a document that clearly and adequately governs the community at a high level, and also allows for more adaptable rule-making as conditions change. Elise feels it is very important for us to conduct outreach in every way possible to make sure we inform, and obtain meaningful feedback from, the community regarding proposed covenant changes.

We then looked at Article 2 of the Template, “Definitions”, and made group edits to the Template. Sue will send this edited version of the Template to the Committee Members for their individual edits, revisions, and comments.

On the agenda was to also review Articles 13 (Animals), 16 (Assessments), 17 (Statements and Payments of Assessments), and 18 (Non-Payment of Assessments). We ran out of time for this exercise, and so Sue is proposing:

1. To reorganize the Template like this:

PROPOSED REORDERED TABLE OF CONTENTS PAGE #

Recitals

Article 1 Statement of Purpose

Article 2 Definitions

Article 3 Crested Butte South Property Owners Association

Article 4 Land Use: Use of Single Family Lots, Use of Commercial Lots, Use of Multi-Family Lots, Easements, Common Areas and Open Space

- Article 5 Building Requirements and Design Review: Construction and Maintenance Requirements, Design Requirements, Design Review and Approval
- Article 6 Animals
- Article 7 Assessments: Statements, Payments, and Non-Payment
- Article 8 Insurance
- Article 9 Duration of Covenants
- Article 10 Enforcement
- Article 11 Principles of Interpretation

- 2. (Using the reorganized Table of Contents) Have the Committee review and provide comment on:
 - Article 2-What definitions are missing? What need clarity, better definitions
 - Article 6-Can we delete all language pertinent to Horses?
 - Article 7-Does it make sense to include all Assessment-related Articles together?

Please send these edits to Sue no later than Tuesday, Sept 3, in time for review at the next meeting.

At the July meeting, we said we would invite public comment on campers at the September meeting. Upon further discussion with Dom, he feels that we should first agree on our Project Timeline through August 2020, deciding which meetings should be dedicated to a particular issue and open to the public. Once we have the timeline nailed down, then we can begin promoting those public meetings through a Communications Plan.

Meeting adjourned at 6:45 pm.